

Agenda

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION

REGULAR MEETING OF

JUNE 1, 2005

7:00 p.m.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER** - Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission meeting is recorded to assist in the preparation of the minutes, and you are, therefore, asked to give your name and address prior to offering testimony. All testimony is to be given from the podium.
- B. ROLL CALL**
- C. ITEMS TO BE DELETED OR ADDED**
- D. ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER)** - This portion of the agenda provides opportunity to speak on an item, which is **NOT** on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Planning Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.
- E. AGENDA (THREE MINUTES IS ALLOTTED FOR EACH SPEAKER PER AGENDA ITEM)**

CONTINUED ITEMS

- 1. **GENERAL PLAN AMENDMENT (GPA) NO. 04-05; ZONE CHANGE (ZC) NO. 04-05; AND, CONDITIONAL USE PERMIT (CUP) NO. 05-01 (PUBLIC HEARING ITEM – LIMITED TO 1.0 HOURS):** The proposed project includes an amendment to the General Plan Land Use Map from Very High Density to High Density and a Zone Change from Multiple Family Residence Planned Development (R-3) to Multiple-Family Residence (R-3) and to construct a 40-unit apartment complex (formerly a 60-unit apartment complex) proposed for a 3.4-acre site. A Conditional Use Permit (CUP) is required for apartment projects exceeding two stories and the maximum height of thirty-five feet. The project is located west of the Heritage Gardens Convalescent Center on the south side of Barton Road (25271 Barton Road). The project can be accessed from Daisy Avenue off of Benton Street.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission consider the following options:

- a. Approve the project as presented, or
- b. Continue the item to resolve design issues and traffic concerns, or
- c. Denying the project without prejudice.

NEW ITEMS

- 2. SINGLE FAMILY RESIDENCE (SFR) No. 04-05 (PUBLIC HEARING ITEM – LIMITED TO 45 MINUTES)** – A request to construct a 2,914 square-foot single-family residence on an existing vacant lot (APN# 0284-252-09). Modifications to the building plans would reduce the floor area to 2,500 square-feet and would add a second story to the structure. The project is located on the south side of Lawton, on a lot west of 24527 Lawton Avenue, and between the end of Lawton Avenue and Lawton Court. The Community Development Director approved the project on September 27, 2004. An adjacent property owner appealed this decision to the Planning Commission on October 4, 2004. The Planning Commission denied the appeal on November 17, 2004.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission:

- a. Approve the modifications to SFR No. 04-05 subject to the Conditions of Approval (Attachment A).**

- 3. PRECISE PLAN OF DESIGN (PPD) No. 04-14 and VARIANCE (VA) No. 05-01 (PUBLIC HEARING ITEM – LIMITED TO 45 MINUTES)** – A proposal to construct a 3,480 square-foot, two-story duplex on an approximately 7,000 square-foot vacant lot. Each unit will have three bedrooms and two and one half bathrooms with 1,363 square-feet of living area. There is also a request to waive the requirement for guest parking due to the deficiencies in the rear set back area. The project is located at 24590 University Avenue.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission:

- a. Approve Precise Plan of Design (PPD) No. 04-14 and Variance (VA) No. 05-01 based on the Findings and subject to the attached Conditions of Approval (Attachment A).**

- F. APPROVAL OF MINUTES (LIMITED TO 15 MINUTES)** – Minutes of the January 12, 2005 Adjourned Regular meeting.

G. REPORTS BY THE PLANNING COMMISSIONERS

H. COMMUNITY DEVELOPMENT DIRECTOR REPORT

- I. ADJOURNMENT** - Reports and documents relating to each agenda item are on file in the Department of Community development and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m. The Loma Linda Branch Library can also provide an agenda packet for your convenience.